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ESTIMATING REPLACEMENT COST OF GARAGES

THE four charts on pages 608 through 611 may be used to estimate accurately the cost of frame garages, concrete block garages, brick veneer garages and brick garages. The curves are applicable to virtually all sizes of garages usually found on residential property.

The base costs of all four types of garages assume average workmanship and materials. The base cost also includes a poured concrete foundation and a 4" concrete floor over cinder bed for each type of garage. Each garage has a 210-pound asphalt shingle roof over 1" wood roof sheathing. Two windows are also included in the base cost of each garage.

Other specifications which are covered by the base costs are as follows:

1. Frame garage - Exterior walls, 2 x 4 studs, 16" on center, covered with average-grade drop siding and painted with three coats. No wall sheathing included in base cost. Cost of doors and other variable items, such as electricity and water connections, is covered by the table in the lower right-hand corner of chart 1. Floor, foundation and roof specifications have already been given.
2. Concrete block garage - Exterior walls of 8" x 8" x 16" concrete block, painted two coats on the outside. The cost of stucco and other variable items is covered in the table in the lower right corner of chart 2.
3. Brick veneer garage - Exterior walls, one course of common brick veneer over sheathing, supported by 2 x 4 studs, 16" on center. Cost of doors and other variable items is covered by the table in the lower right-hand corner of chart 3. Floor, foundation and roof specifications have already been given.
4. Brick garage - Exterior walls of 8" common brick. The cost of doors and other variable items is covered by the table in the lower right-hand corner of chart 4. Floor, foundation and roof specifications have already been given.

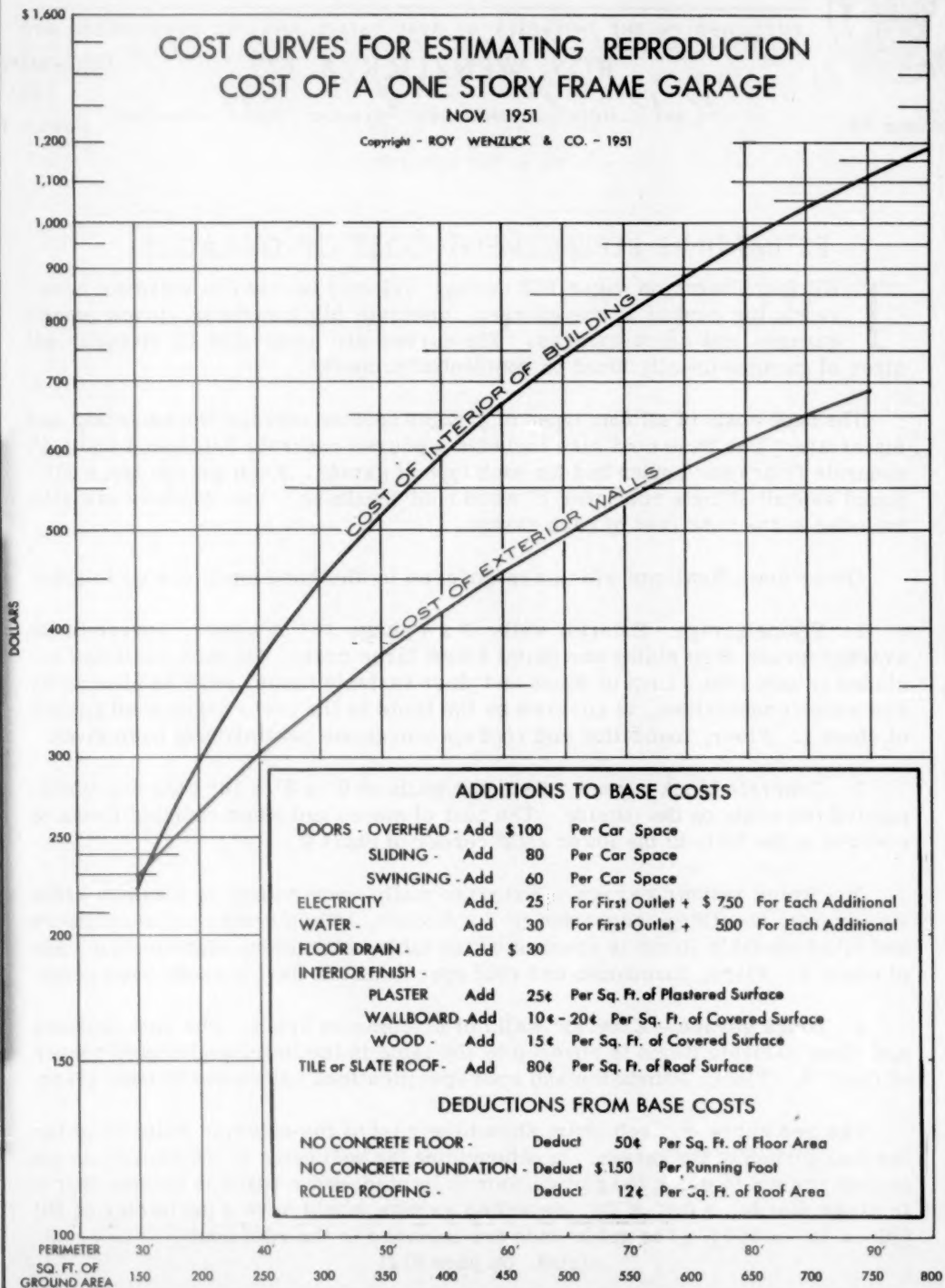
The red curve on each chart shows the cost of the exterior walls or of the vertical portion of the garage. In determining the perimeter of the garage, do not include the end in which the garage door is located, since there is no wall there. In other words, a 10' x 20' detached garage would have a perimeter of 50' (20' + 20' + 10'). (The gable ends are included in the roof cost.)

(cont. on page 612)

COST CURVES FOR ESTIMATING REPRODUCTION COST OF A ONE STORY FRAME GARAGE

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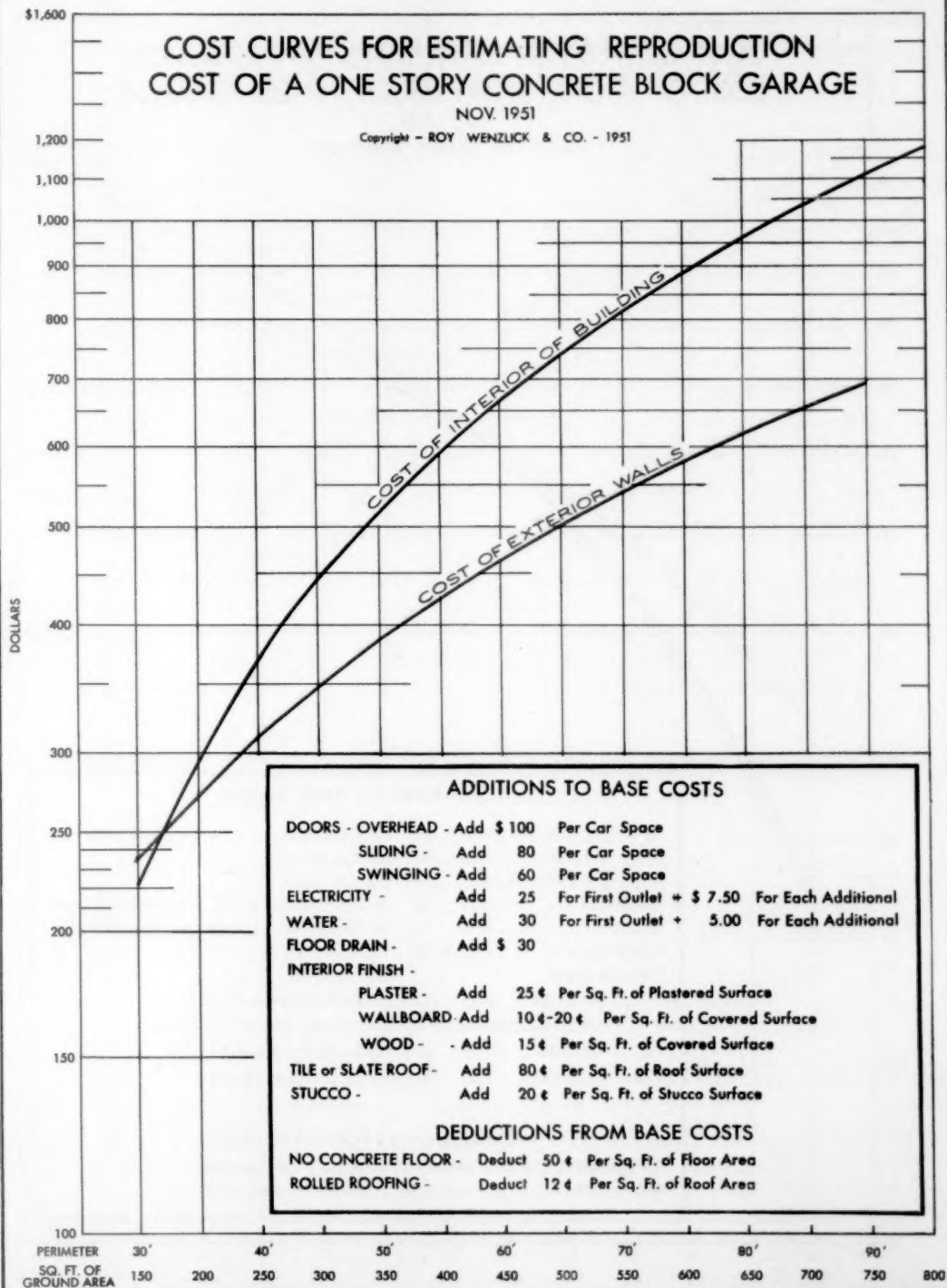
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COST CURVES FOR ESTIMATING REPRODUCTION COST OF A ONE STORY CONCRETE BLOCK GARAGE

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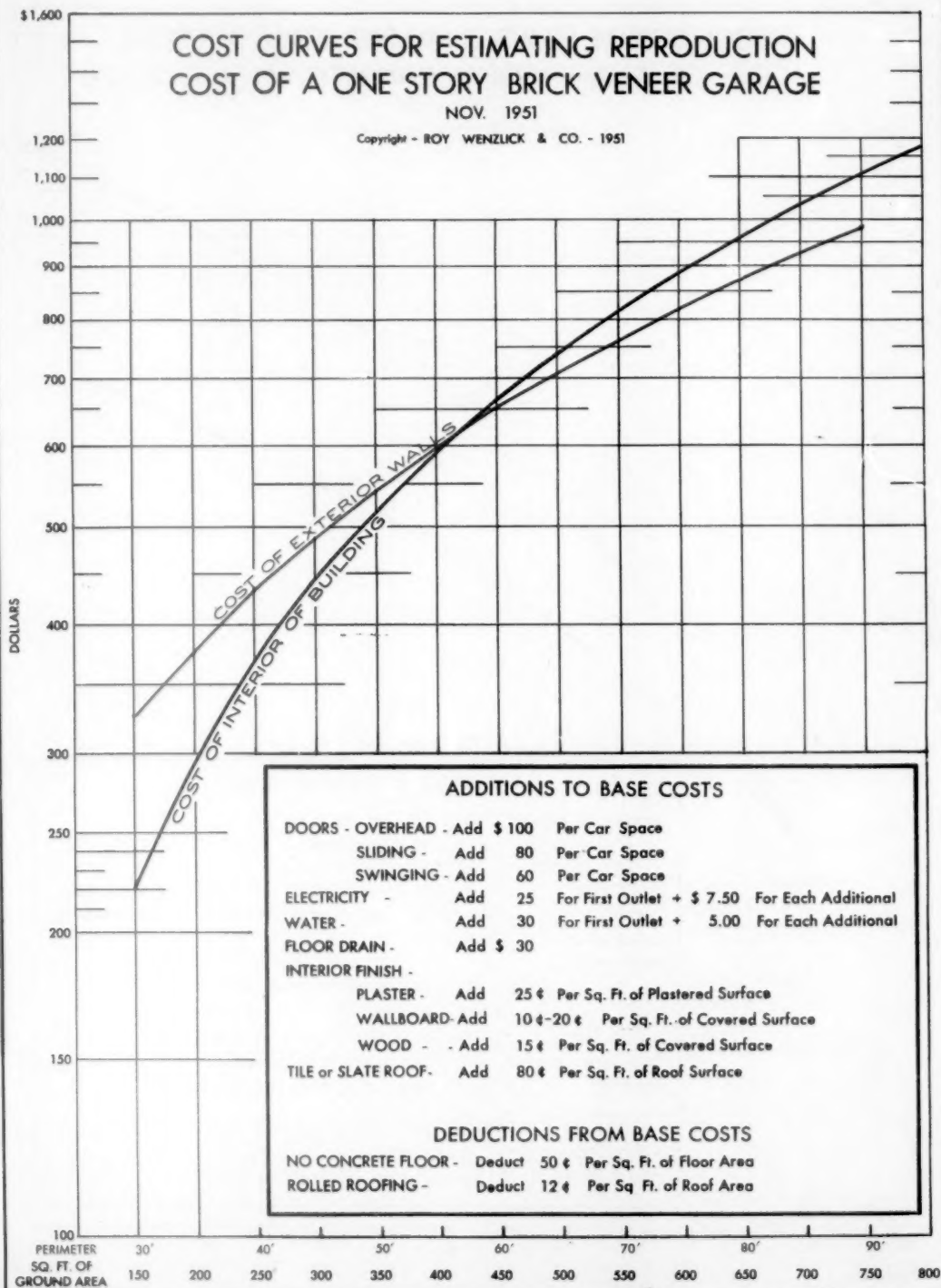
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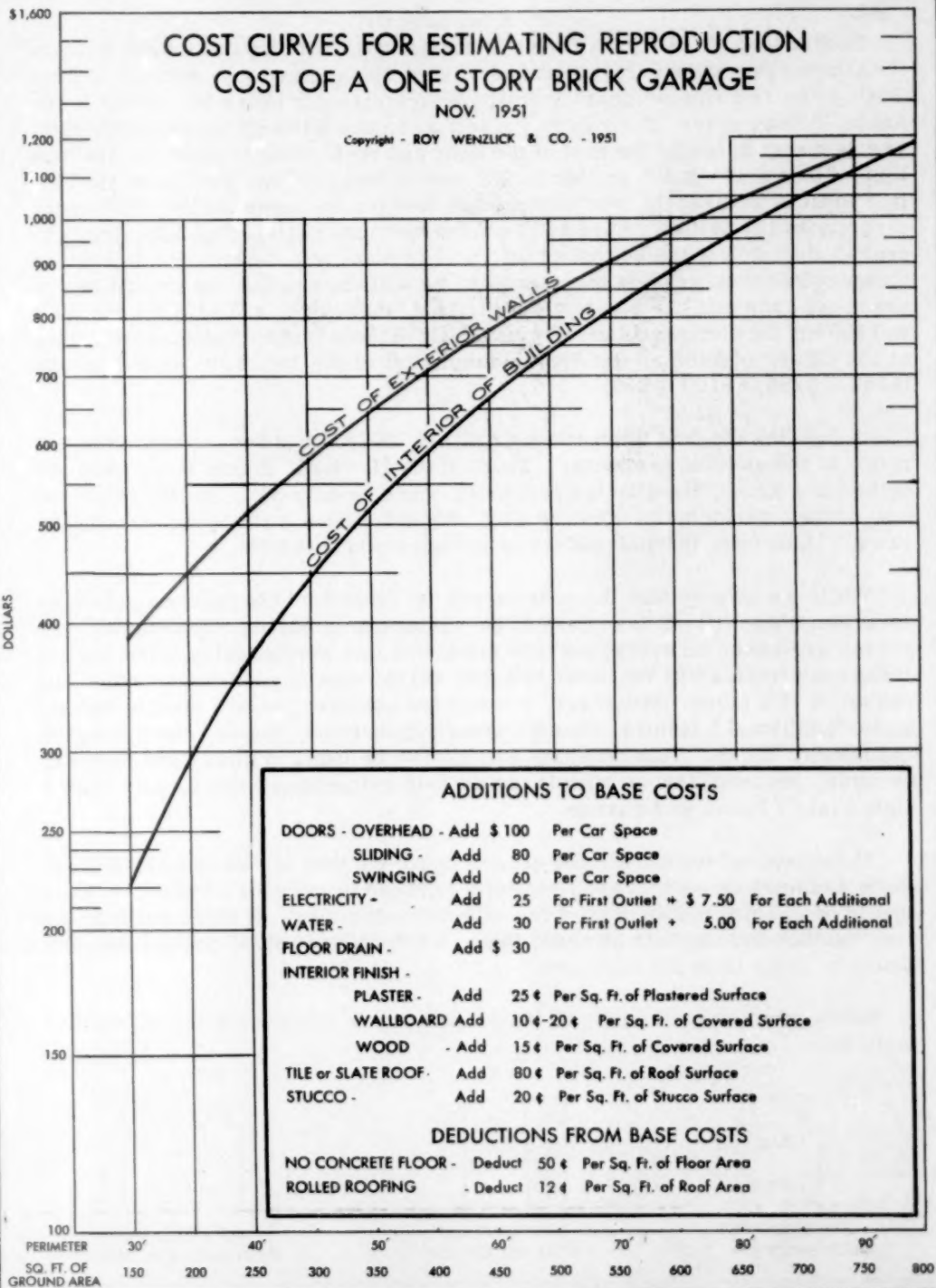


COST CURVES FOR ESTIMATING REPRODUCTION COST OF A ONE STORY BRICK VENEER GARAGE

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(cont. from page 607)

To find the cost of the walls in a frame garage, it is first necessary to know the affected perimeter. In the case of a 10' x 20' garage, this distance is 50'. Follow the red line on chart 1 until you are directly above 50' on the lower scale. Then move directly to the left and read \$380 off the vertical scale. The next step is to find the cost of the floor and roof. This is shown by the blue line. Since a 10' x 20' garage is 200 square feet in area, you follow the blue line until it is directly over 200 square feet on the lower scale. Then move directly to the left and read \$296 off the vertical scale. The next step is to consult the table at the bottom of the chart to make any additions or deductions that may be necessary. In this instance, we will assume that the garage has an overhead door and one electric outlet. We, therefore, add \$100 for the door and \$30 for the electric outlet. By adding all of these factors together we arrive at the figure of \$806 as the replacement cost of the 10' x 20' frame garage (\$380 + \$296 + \$100 + \$30).

In figuring the cost of an attached garage, only two sides are totaled in arriving at the affected perimeter. Thus, if the 10' x 20' frame garage was attached to a house, the affected perimeter would be only 30'. In this case, the cost of the exterior walls would be \$228, while the other costs would remain the same. Therefore, the attached frame garage would cost \$654.

While we believe that the cost curves on these four charts are reasonably accurate, they will not take care of all variations in quality. Remember, the curves are based on average-grade materials and workmanship. The cost of cheap construction will run about 10% less and the cost of good construction will run about 10% more. Moreover, good-grade construction will usually include more "additional" factors, such as water connections, drains, electric lights and interior finish. This condition will usually be found in three- and four-car garages, because anyone with three or four automobiles will usually build a high-quality house and garage.

These cost curves can also be used to figure the cost of tool houses, storage sheds and work shops that are frequently attached to garages. The extra walls should be considered as part of the affected perimeter. If these walls do not have footings and foundations under them, a deduction of \$1.50 per running foot should be made from the total cost.

Below are three examples of the proper way to find the amount of affected perimeter.

